

CITY OF AUSTIN
Board of Adjustment
Decision Sheet

DATE: Monday February 11, 2019

CASE NUMBER: C15-2019-0004

- Y Brooke Bailey
- Y William Burkhardt
- Christopher Covo OUT
- Y Eric Goff
- Y Melissa Hawthorne
- Y Bryan King
- Y Don Leighton-Burwell
- Rahm McDaniel OUT
- Martha Gonzalez (Alternate)
- L Veronica Rivera
- Y James Valdez
- Y Michael Von Ohlen
- Y Kelly Blume (Alternate) (For CC)
- Y Ada Corral (Alternate) (For RM)

APPLICANT: Thomas Conyers

OWNER: Douglas E. Oldmixon

ADDRESS: 1604 JULIET ST

VARIANCE REQUESTED: The applicant has requested variance(s) to Section 25-2-492 (D) to decrease the minimum rear setback from 10 feet (required) to 5 feet (requested) in order to erect a garage with a second dwelling unit above in an "SF-3", Family Residence zoning district.

BOARD'S DECISION: BOA Feb 11, 2019 The public hearing was closed on Board Member Eric Goff motion to postpone to March 11, 2019, Board Member Brooke Bailey second on a 10-0 vote; POSTPONED TO MARCH 11, 2019.

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
(b) The hardship is not general to the area in which the property is located because:
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:


 Leane Heldenfels
 Executive Liaison


 William Burkhardt
 Chairman

BOA CASE REVIEW SHEET

CASE: C15-2019-0004

BOA DATE: February 11, 2019

ADDRESS: 1604 Juliet

COUNCIL DISTRICT AREA: 5

OWNER: Douglas Oldmixon

AGENT: Thomas Conyers

ZONING: SF-3

AREA: Lot 9B Gravis Lucy Belle Subdivision

VARIANCE REQUEST: Section 25-2-492 (D), 10 foot rear yard

SUMMARY: New house with 2-story accessory structure with garage on first floor and dwelling unit on 2nd floor

ISSUES: Lot does not back to an alley so Section 2.4 of Subchapter F which allows 5' setback instead of 10' does not apply. Trees in front of lot do not allow for use of front setback averaging for the block.

	ZONING	LAND USES
<i>Site</i>	SF-3	Residential
<i>North</i>	SF-3	Residential
<i>South</i>	SF-3	Residential
<i>East</i>	SF-3	Residential
<i>West</i>	SF-3	Residential

NEIGHBORHOOD ORGANIZATIONS: Austin Independent School District, Austin Neighborhoods Council; Bike Austin; Friends of Austin Neighborhoods; Friends of Zilker; Homeless Neighborhood Association; Neighborhood Empowerment Foundation; Perry Grid G14; Preservation Austin; SEL Texas; Sierra Club, Austin Regional Group; TNR BCP Travis County Natural Resources; Zilker Neighborhood Association



NOTIFICATIONS

CASE#: C15-2019-0004
LOCATION: 1604 Juliet Street



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



1" = 159'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Development Services Department

One Texas Center | Phone: 512.978.4000
505 Barton Springs Road, Austin, Texas 78704

**Board of Adjustment
General/Parking Variance Application**

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. ***If more space is required, please complete Section 6 as needed.*** All information is required (if applicable).

For Office Use Only

Case # _____ ROW # _____ Tax # _____

Section 1: Applicant Statement

Street Address: 1604 Juliet Street Austin, Texas 78704

Subdivision Legal Description:
Lot 9B Gravis Lucy Belle Subdivision

Lot(s): 9B Block(s): _____

Outlot: _____ Division: _____

Zoning District: SF-3

I/We Thomas Conyers, Architect, AIA on behalf of myself/ourselves as authorized agent for Douglas Oldmixon and Jo-Dee Benson affirm that on Month January, Day 14, Year 2019, hereby apply for a hearing before the Board of Adjustment for consideration to (select appropriate option below):

- Erect Attach Complete Remodel Maintain Other: _____

Type of Structure: Single Family Residence w/ Secondary Dwelling Unit

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

Subchapter F-Residential Design and Compatibility
SubSection 2.4- Rear Yard Setback
We are requesting a variance from a 10 foot rear yard setback to a 5 foot rear yard setback for a Secondary Dwelling Unit above a detached garage.

Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

The property has two existing protected trees occupying the front third of the lot and limits development to the rear two-thirds of the lot. The average front yard setback requirements in Subsection 2.3 cannot be met due to the location of the trees. Therefore, we are requesting a variance to Subsection 2.4 to allow a 5'-0" setback for a Secondary Dwelling Unit above the garage. This will place the garage 10'-0" from the Primary Residence and allow maximum development potential for the lot.

Hardship

a) The hardship for which the variance is requested is unique to the property in that:

The location of the two protected trees limits access and development potential for the lot. The driveway access and placement of the structures are dictated by the location and diameter/drip lines of the trees.

b) The hardship is not general to the area in which the property is located because:

There are no other properties on the street or in the area with similar design parameters. The front yard setback required by the tree locations will be unique to this property.

Area Character

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The new residence is designed to meet all Subsection F design compatibility standards and conform to the context of the existing structures in the neighborhood. The use of adjacent structures will not be impaired by the variance to the rear yard setback because there was an existing garage structure in the exact location (with a 5'-0" rear yard setback) for many years prior to its demolition in 2011.

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

- 1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

N/A

- 2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

N/A

- 3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

N/A

- 4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

N/A

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: _____ Date: 01/14/2019

Applicant Name (typed or printed): Thomas Conyers

Applicant Mailing Address: P.O. Box 341206

City: Austin State: TX Zip: 78734

Phone (will be public information): (970) 369-0057

Email (optional – will be public information): [REDACTED]

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: _____ Date: 01/14/2019

Owner Name (typed or printed): Douglas E Oldmixon and Jo-Dee M Benson

Owner Mailing Address: 2407 Bluffview Drive

City: Austin State: TX Zip: 78704

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: _____

Agent Mailing Address: _____

City: _____ State: _____ Zip: _____

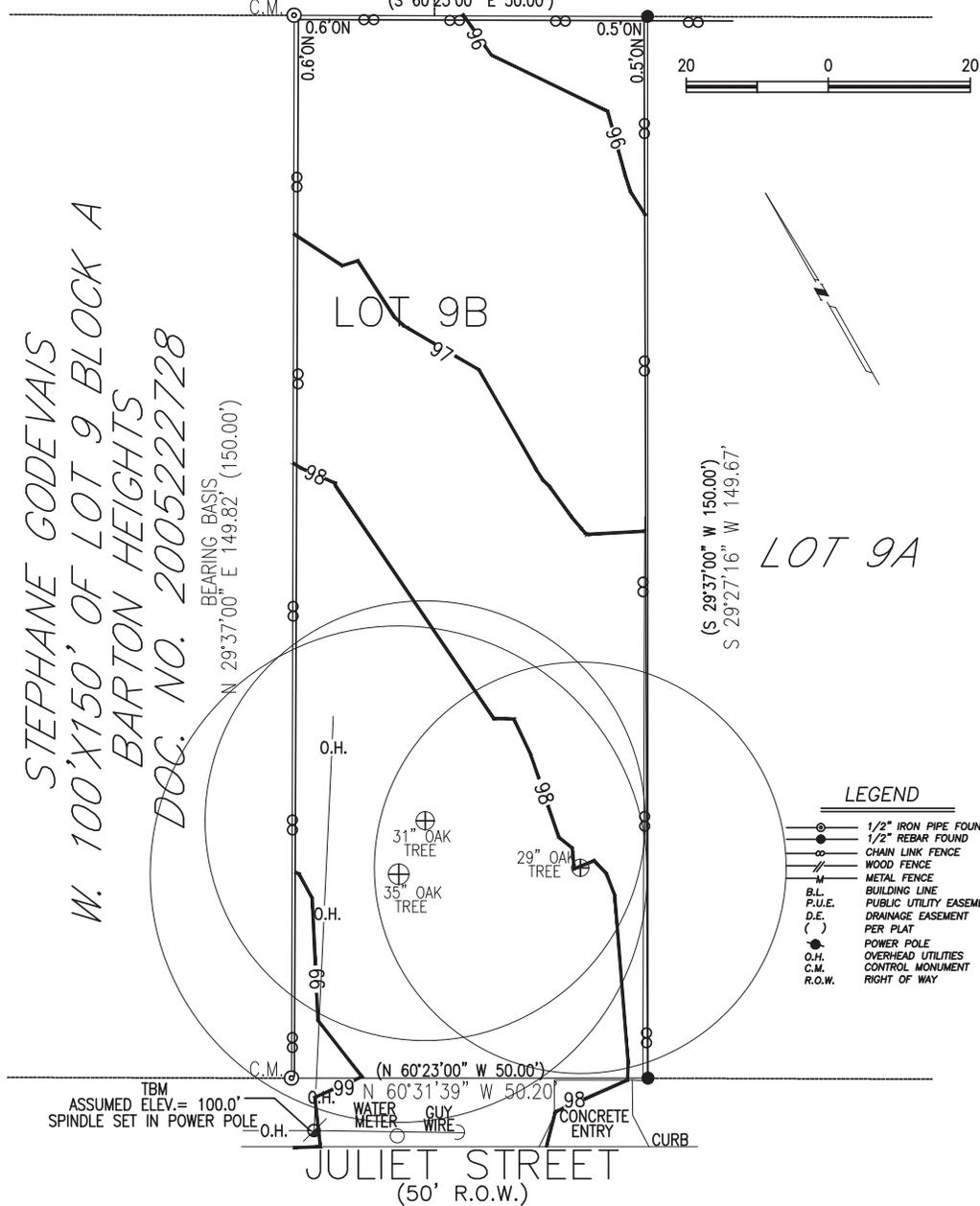
Phone (will be public information): _____

Email (optional – will be public information): _____

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

BARTON HEIGHTS
 BOOK 3, PAGE 201
 LOT 43 S 60°21'43" E 49.78'
 (S 60°23'00" E 50.00') LOT 8



STEPHANE GODEVAIS
 W. 100'X150' OF LOT 9 BLOCK A
 BARTON HEIGHTS
 DOC. NO. 2005222728

- LEGEND**
- 1/2" IRON PIPE FOUND
 - 1/2" REBAR FOUND
 - CHAIN LINK FENCE
 - WOOD FENCE
 - METAL FENCE
 - B.L. BUILDING LINE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - () PER PLAT
 - POWER POLE
 - O.H. OVERHEAD UTILITIES
 - C.M. CONTROL MONUMENT
 - R.O.W. RIGHT OF WAY

SUBDIVISION LUCY BELLE GRAVIS SUBDIVISION

LOT: 9B BLOCK: _____ VOLUME 54 PAGE 23 PLAT RECORDS _____

COUNTY: TRAVIS STATE OF TEXAS STREET ADDRESS 1604 JULIET STREET

CITY: AUSTIN REFERENCE NAME PAT OLDMIXON

B&G B&G Surveying, Inc.
 Dewey H. Burris & Associates
 Surveyed by: B&G Surveying, Inc.

IMPORTANT NOTICE
 This Survey was prepared without the benefit of a title commitment. There may be additional setback lines, easements and interests which are relevant to this property and unknown to B&G SURVEYING INC., at the time of this survey.

1404 West North Loop Blvd.
 Austin, Texas 78756
 Office 512*458-6969
 Fax 512*458-9845

JOB # B0400311_TA
 DATE 04/07/11
 SCALE 1" = 20'

TO THE LIENHOLDER AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED

JEO_TBLK		
FIELD WORK	JESUS	04/07/11
CALCULATIONS	TONI	04/11/07
DRAFTING	JOSE	04/07/11
CORRECTIONS	JOSE	04/07/11
UP DATE		



THOMAS W. CONYERS, A.I.A.

PO BOX 341206 - AUSTIN - TEXAS 78734

970.369.0057 PHONE

RE: 1604 Juliet Street
 Austin, Texas 78704
 Request for Rear Yard Setback Variance

Dear Board of Adjustments,

We have currently submitted an application for a Rear Yard Setback Variance for review by the BOA on February 11, 2019. The property at 1604 Juliet Street has three existing protected trees occupying the front third of the lot and limits the development potential to the rear two-thirds of the lot. The average front yard setback requirements in Subsection 2.3 cannot be met due to the location of the trees. The location of the trees also dictates the location of the new structures and the placement of the driveway to maximize access to the rear structure while not disturbing the structure and dripline of the trees. Therefore, we are requesting a variance to Subsection 2.4 to allow a 5'-0" setback for a Secondary Dwelling Unit above the garage. This will place the garage 10'-0" from the Primary Residence and allow maximum development potential for the property.

The supporting documents and photos outline the existing conditions on the street. There are several new and existing developments along Juliet Street with Primary Residences and Secondary Dwelling Units above the garage. The front yard setbacks are consistent with Subsection 2.3 and the homes are designed to fit within the existing context and guidelines of the neighborhood. The aerial photograph and tree canopy survey clearly defines the issue we are facing with the existing trees in developing the property at 1604 Juliet. The location of the trees require the new Primary Residence to be set back several feet further than the other structures on the street, therefore, encroaching on the required 10' between the Primary Residence and the Secondary Dwelling Unit. With the variance to allow a 5'-0" rear yard setback, we will be able to design a home consistent with the newer developments on the street and work within the existing design constraints on the lot that are not general to this area.

Thank you,
 Thomas W. Conyers
 Architect



existing 2 story
garage structures



Imagery ©2018 Google, Map data ©2018 Google 20 ft

line of setback
along street

line of front yard
setback due to
existing trees

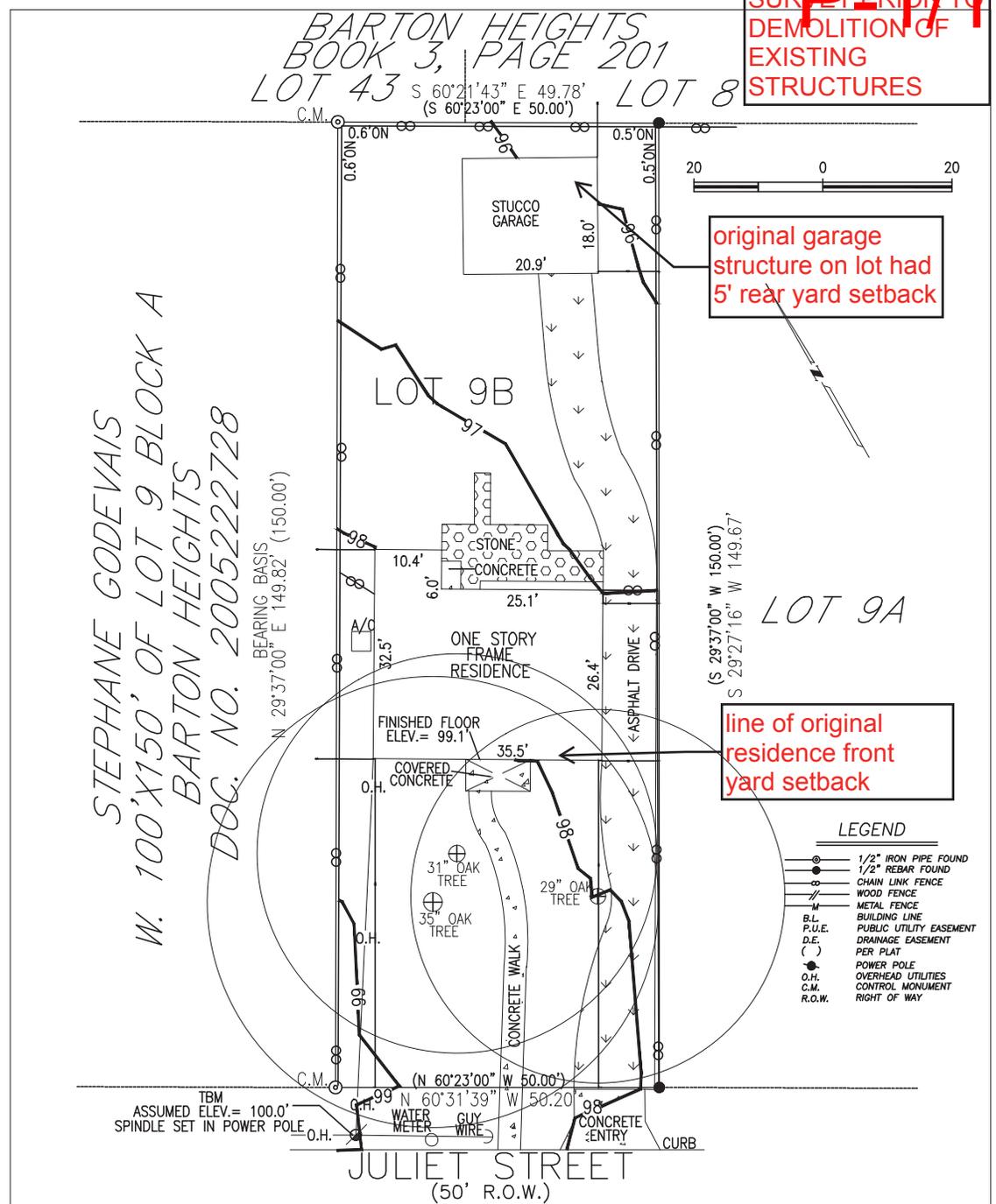


1604 Juliet St
Austin, TX 78704



BARTON HEIGHTS
 BOOK 3, PAGE 201
 LOT 43 S 60°21'43" E 49.78'
 (S 60°23'00" E 50.00') LOT 8

STEPHANE GODEVAIS
 W. 100' X 150' OF LOT 9 BLOCK A
 BARTON HEIGHTS
 DOC. NO. 2005222728



original garage structure on lot had 5' rear yard setback

line of original residence front yard setback

- LEGEND**
- 1/2" IRON PIPE FOUND
 - 1/2" REBAR FOUND
 - CHAIN LINK FENCE
 - - - WOOD FENCE
 - - - METAL FENCE
 - - - BUILDING LINE
 - - - P.U.E. PUBLIC UTILITY EASEMENT
 - - - D.E. DRAINAGE EASEMENT
 - () PER PLAT
 - POWER POLE
 - O.H. OVERHEAD UTILITIES
 - C.M. CONTROL MONUMENT
 - R.O.W. RIGHT OF WAY

SUBDIVISION LUCY BELLE GRAVIS SUBDIVISION
 LOT: 9B BLOCK: _____ VOLUME 54 PAGE 23 PLAT RECORDS
 COUNTY: TRAVIS STATE OF TEXAS STREET ADDRESS 1604 JULIET STREET
 CITY: AUSTIN REFERENCE NAME PAT OLDMIXON



B&G Surveying, Inc.
 Dewey H. Burris & Associates
 Surveyed by: B&G Surveying, Inc.

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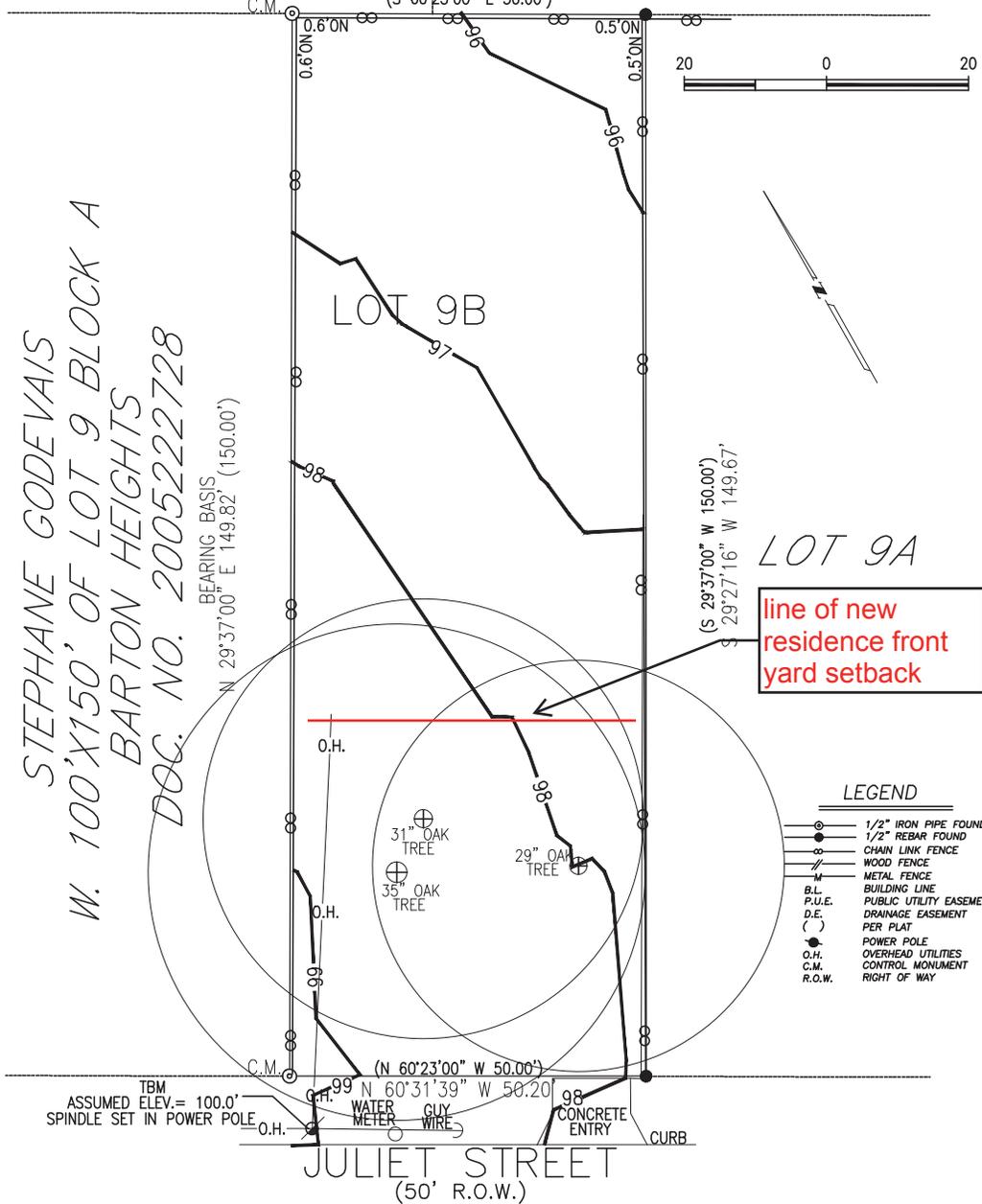
1404 West North Loop Blvd.
 Austin, Texas 78756
 Office 512*458-6969
 Fax 512*458-9845

JOB # B0400311_TA
 DATE 04/07/11
 SCALE 1" = 20'

TO THE LIENHOLDER AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED

JEO_TBLK		
FIELD WORK	JESUS	04/07/11
CALCULATIONS	TONI	04/11/07
DRAFTING	JOSE	04/07/11
CORRECTIONS	JOSE	04/07/11
UP DATE		

BARTON HEIGHTS
 BOOK 3, PAGE 201
 LOT 43 S 60°21'43" E 49.78'
 (S 60°23'00" E 50.00') LOT 8



STEPHANE GODEVAIS
 W. 100'X150' OF LOT 9 BLOCK A
 BARTON HEIGHTS
 DOC. NO. 2005222728

line of new residence front yard setback

- LEGEND**
- 1/2" IRON PIPE FOUND
 - 1/2" REBAR FOUND
 - CHAIN LINK FENCE
 - WOOD FENCE
 - METAL FENCE
 - B.L. BUILDING LINE
 - P.U.E. PUBLIC UTILITY EASEMENT
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SUBDIVISION LUCY BELLE GRAVIS SUBDIVISION

LOT: 9B BLOCK: _____ VOLUME 54 PAGE 23 PLAT RECORDS _____

COUNTY: TRAVIS STATE OF TEXAS STREET ADDRESS 1604 JULIET STREET

CITY: AUSTIN REFERENCE NAME PAT OLDMIXON



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JEO_TBLK		
FIELD WORK	JESUS	04/07/11
CALCULATIONS	TONI	04/11/07
DRAFTING	JOSE	04/07/11
CORRECTIONS	JOSE	04/07/11
UP DATE		

Drawing & Measurement

Printing & Reporting

Help

Tool

Search By Address

Change visible map layers

Historic Layers

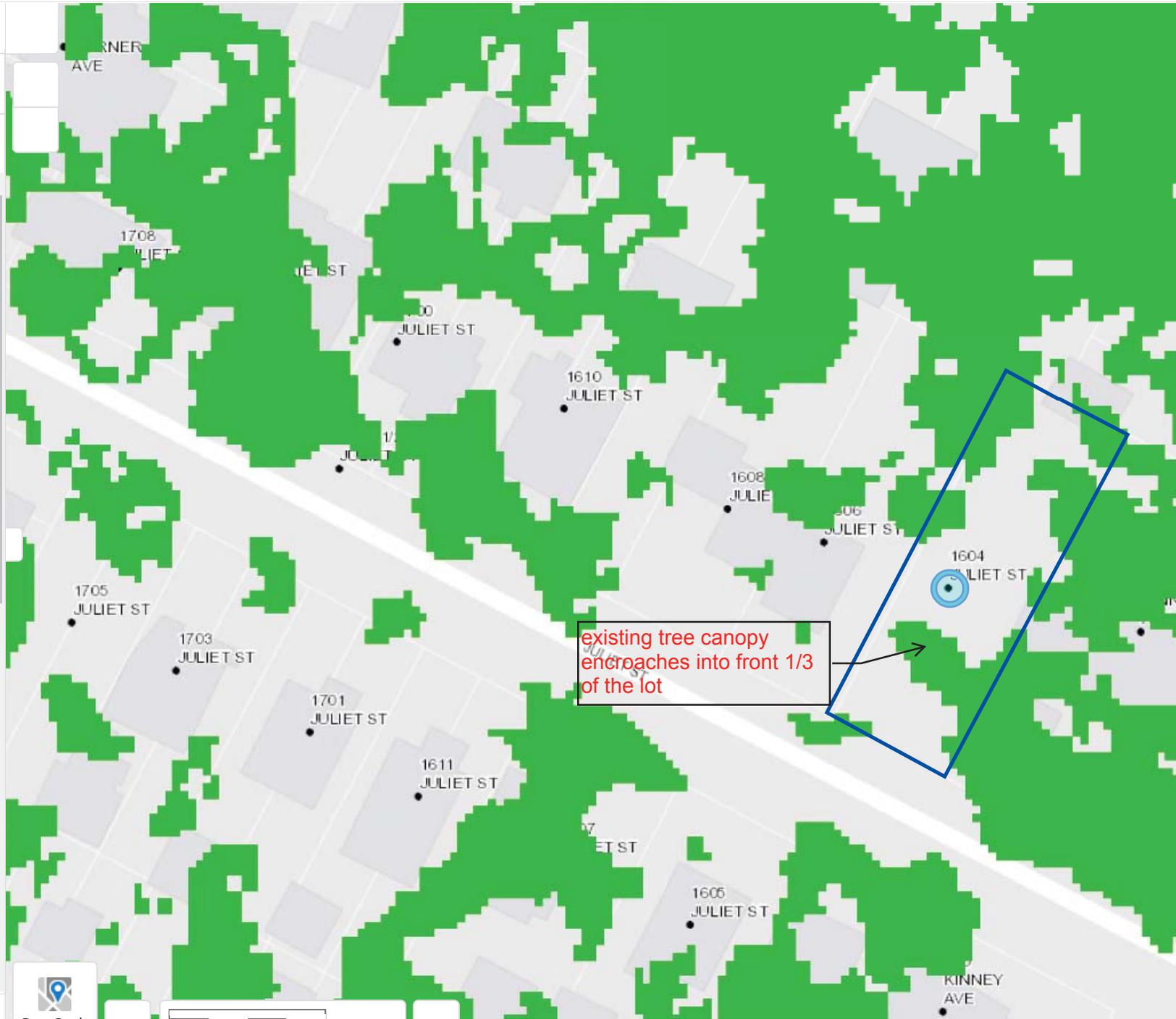
Find Layers

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Identify & Find Data



GreyScale

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ADJACENT
PROPERTIES WITH NO
EXISTING TREE ISSUES



2 STORY
GARAGE
STRUCTURE



2 STORY GARAGE
STRUCTURE

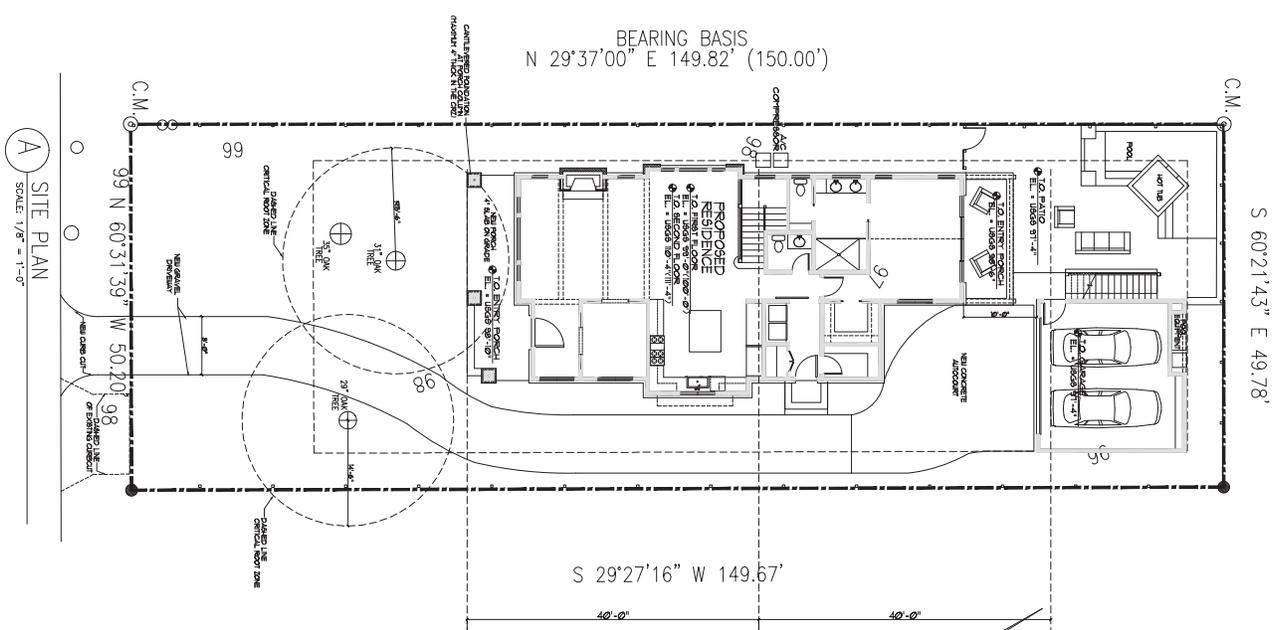


2 STORY
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STRUCTURE



new structure

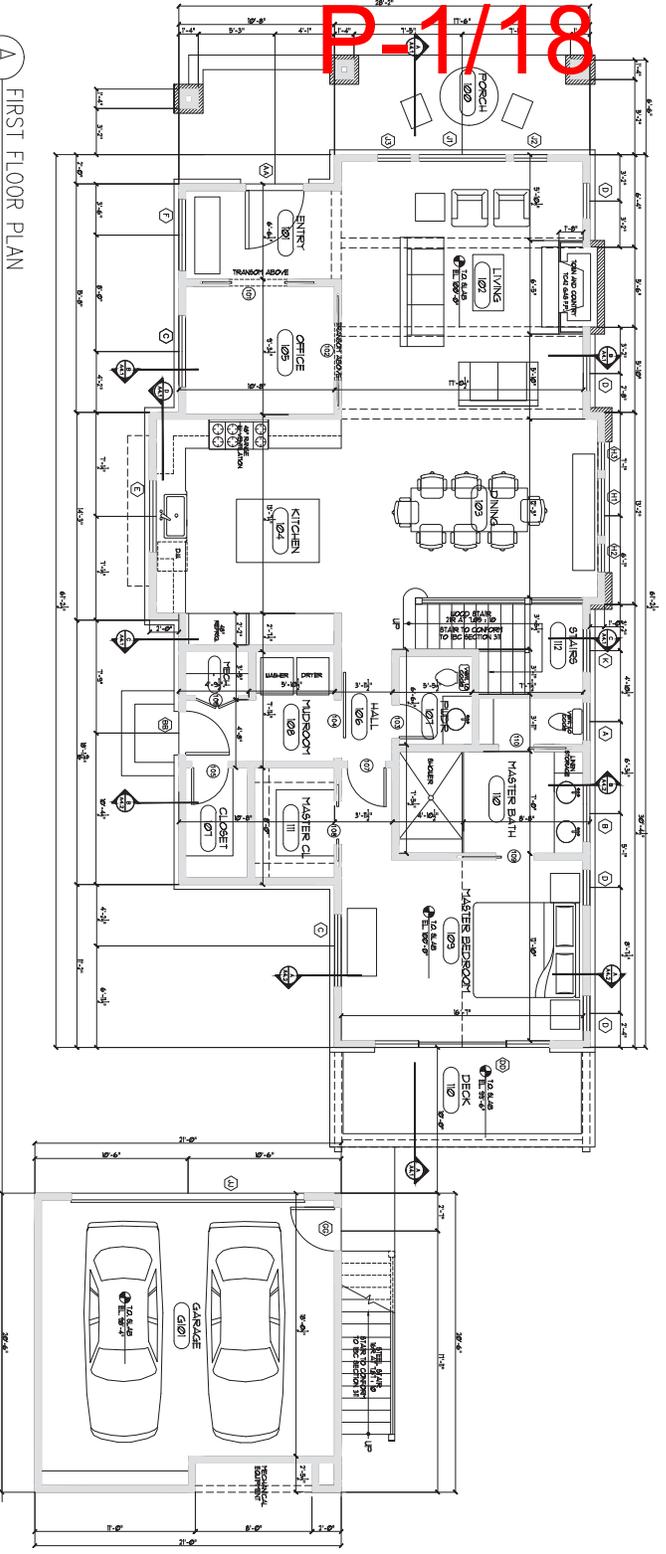
2 STORY GARAGE
STRUCTURE
ACROSS STREET



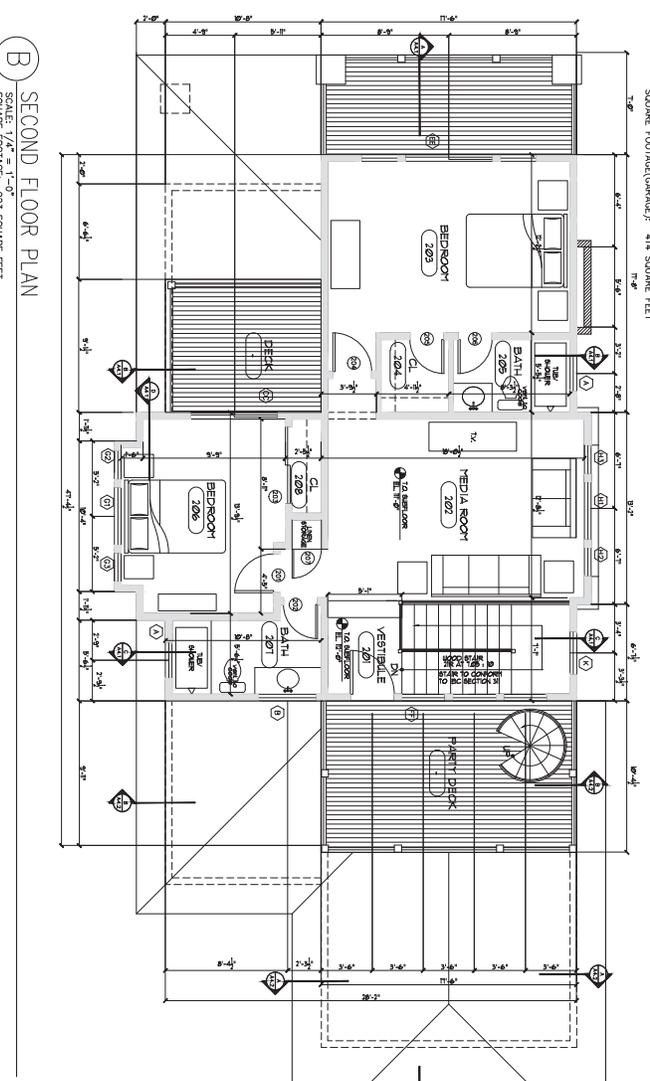
- LEGEND**
- 1/2" IRON PIPE FOUND
 - 4" IRON PIPE FOUND
 - CHAIN LINK FENCE
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 - METAL FENCE
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 - D.E. DRIVE EASEMENT
 - P.B.P. PER P.U.E.
 - P.O. POWER POLE
 - O.H. OVERHEAD UTILITIES
 - C.M. CONTROL MONUMENT
 - R.O.W. RIGHT-OF-WAY

A SITE PLAN
SCALE: 1/8" = 1'-0"

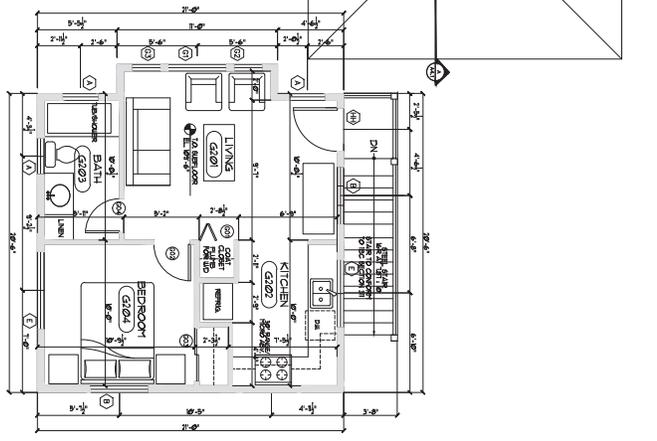
	Comyers Studio Architects and Engineers P.O. BOX 23390 AUSTIN, TEXAS 78723 512.259.4800	<h2 style="margin: 0;">BENSON-OLDMIXON RESIDENCE</h2> <h3 style="margin: 0;">1604 JULIET STREET</h3> <p style="margin: 0;">AUSTIN, TEXAS</p>	Date: 11/14/2018 Drawing:
<h1 style="font-size: 2em; margin: 0;">A.1.1</h1>	SITE PLAN	SHEET NO.	DATE



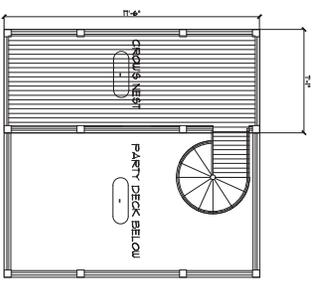
A FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 SQUARE FOOTAGE: 1625 SQUARE FEET
 SQUARE FOOTAGE (GARAGE): 418 SQUARE FEET



B SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 SQUARE FOOTAGE: 1023 SQUARE FEET
 SQUARE FOOTAGE (BEST QUARTERS): 452 SQUARE FEET



C THIRD FLOOR TERRACE
 SCALE: 1/4" = 1'-0"



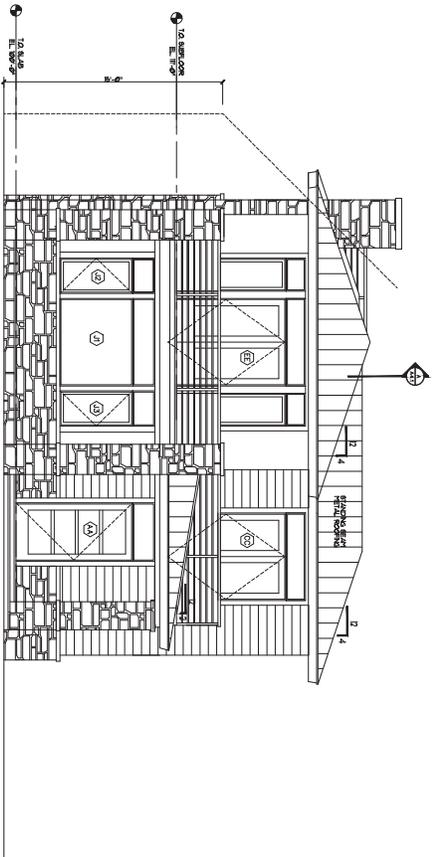
REVISIONS

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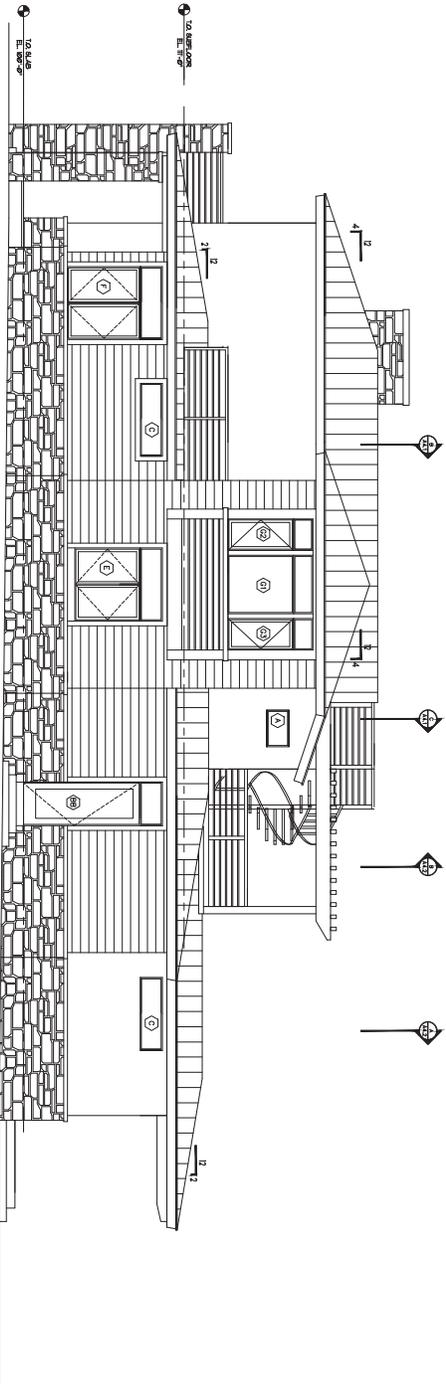
CONYERS STUDIO
 ARCHITECTS & CONSULTANTS
 70 BENSON MIXON
 AUSTIN, TEXAS 78704
 512.399.4000

BENSON-OLDMIXON RESIDENCE
1604 JULIET STREET
 AUSTIN, TEXAS

FLOOR PLAN
 A2.1



A
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



B
EAST ELEVATION
SCALE: 1/4" = 1'-0"



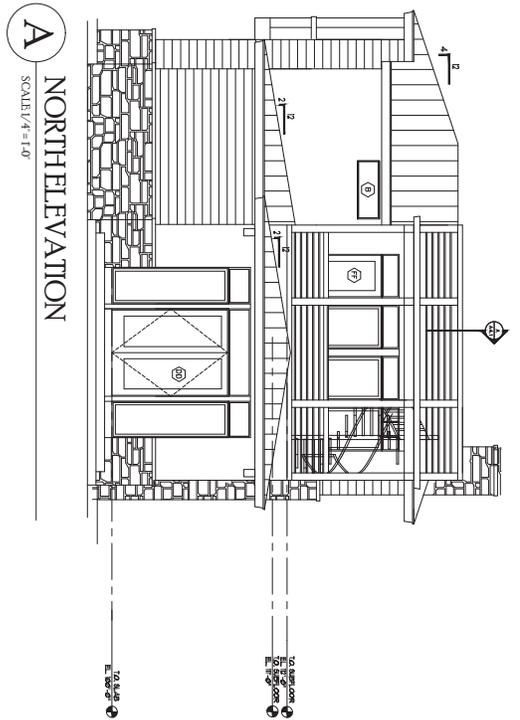
Conyers Studio
Architectural & Construction
P.O. BOX 23390
AUSTIN, TEXAS 78724
512.259.4852

BENSON-OLDMIXON RESIDENCE
1604 JULIET STREET
AUSTIN, TEXAS 78704

NO.	DATE	DESCRIPTION

ELEVATIONS
Scale: 1/4" = 1'-0"

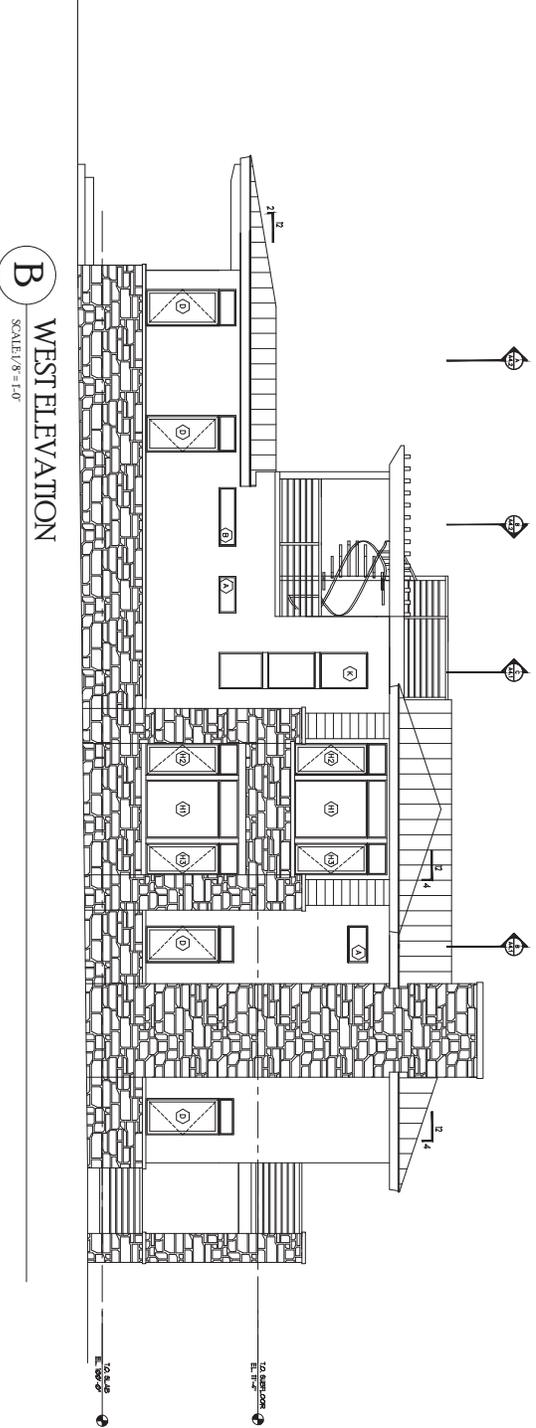
A3.1



A

NORTH ELEVATION

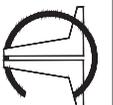
SCALE: 1/4" = 1'-0"



B

WEST ELEVATION

SCALE: 1/8" = 1'-0"



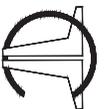
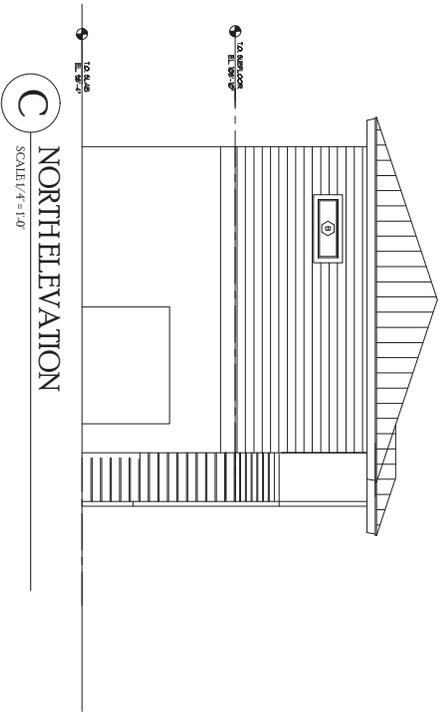
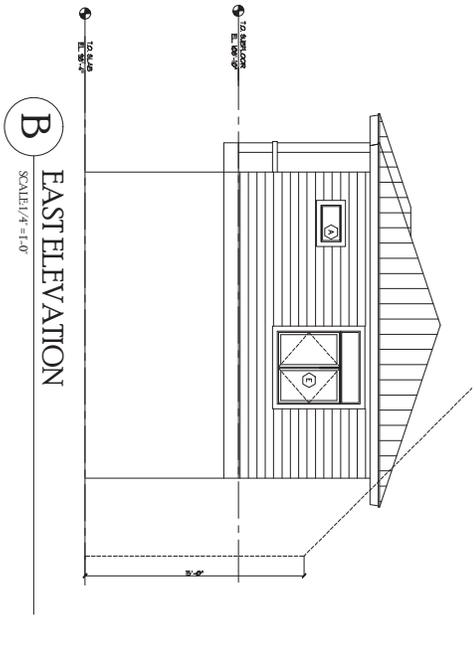
Conyers Studio
Architectural & Construction
P.O. BOX 23390
AUSTIN, TEXAS 78724
512.329.4052

BENSON-OLDMIXON RESIDENCE
1604 JULIET STREET
AUSTIN, TEXAS 78704

UNITS	SYSTEM
LENGTH	FEET
AREA	SQ. FT.
VOLUME	CU. FT.
TEMPERATURE	DEGREES F.
DATE	04/20/14

ELEVATIONS
04/20/14

A3.2



Camyers Studio
Architectural & Construction
P.O. BOX 23290
AUSTIN, TEXAS 78724
512.259.4502

BENSON-OLDMIXON RESIDENCE
1604 JULIET STREET
AUSTIN, TEXAS 78704

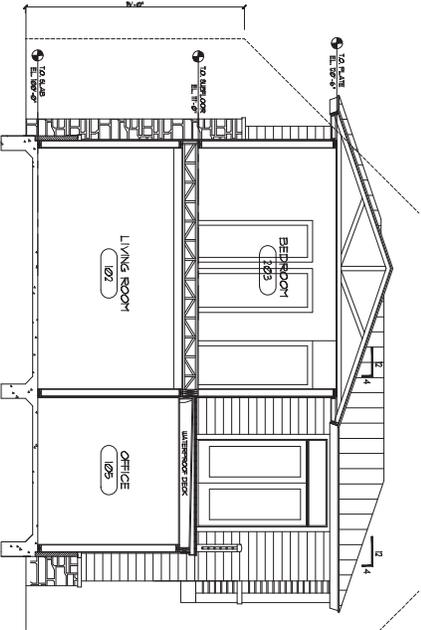
DATE	DESCRIPTION

ELEVATIONS
Scale: 1/4" = 1'-0"

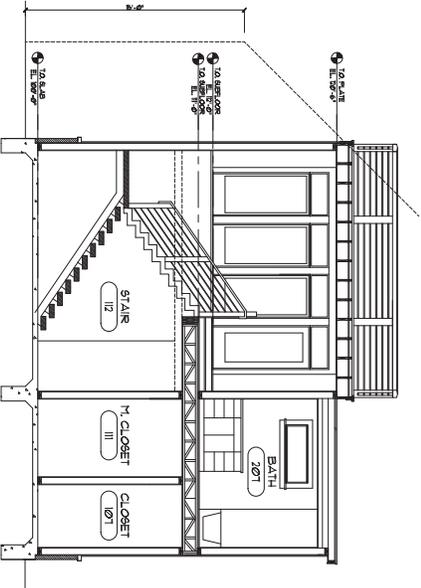
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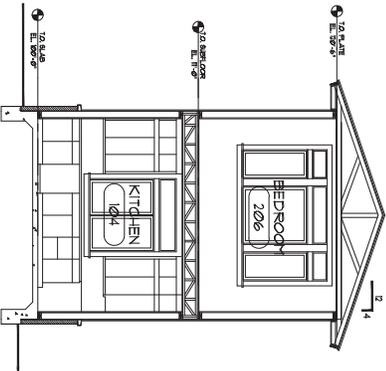
A
BUILDING SECTION
SCALE: 1/4" = 1'-0"



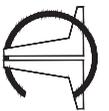
B
BUILDING SECTION
SCALE: 1/4" = 1'-0"



C
BUILDING SECTION
SCALE: 1/4" = 1'-0"



D
BUILDING SECTION
SCALE: 1/4" = 1'-0"



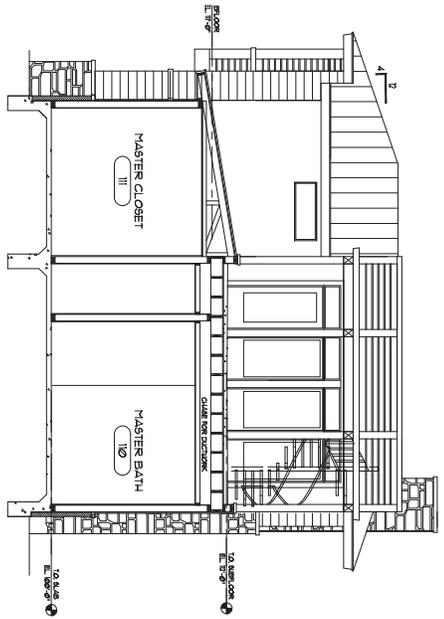
Conyers Studio
Architectural & Construction
P.O. BOX 23300
AUSTIN, TEXAS 78724
512.329.4012

BENSON-OLDMIXON RESIDENCE
1604 JULIET STREET
AUSTIN, TEXAS 78704

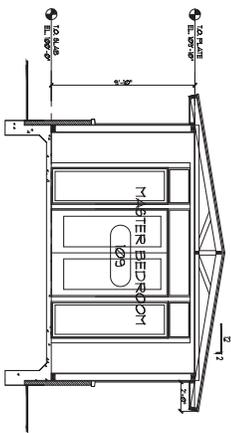
OWNER	OWNER
DATE	DATE
DESCRIPTION	DATE

BUILDING SECTION
Scale: 1/4" = 1'-0"

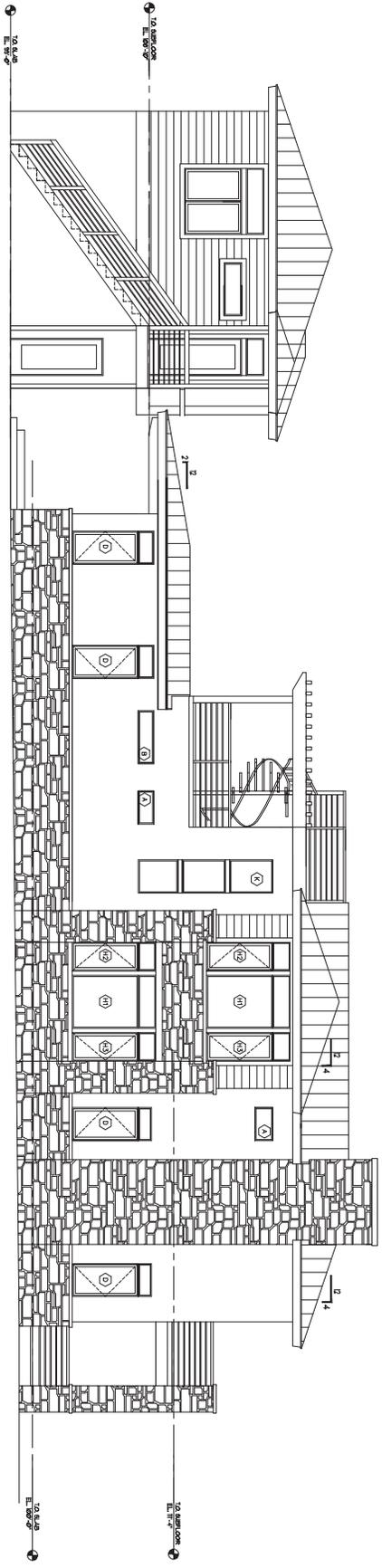
A4.1



B
BUILDING SECTION
SCALE: 1/4" = 1'-0"



A
BUILDING SECTION
SCALE: 1/4" = 1'-0"



C
WEST ELEVATION-COMBINED
SCALE: 3/8" = 1'-0"



Camyers Studio
Architects and Construction
P.O. BOX 23390
AUSTIN, TEXAS 78724
512.259.4502

BENSON-OLDMIXON RESIDENCE
1604 JULIET STREET
AUSTIN, TEXAS 78704

OWNER	OWNER
DESIGNER	DATE
DESCRIPTION	SCALE

BUILDING SECTION
Drawing No.

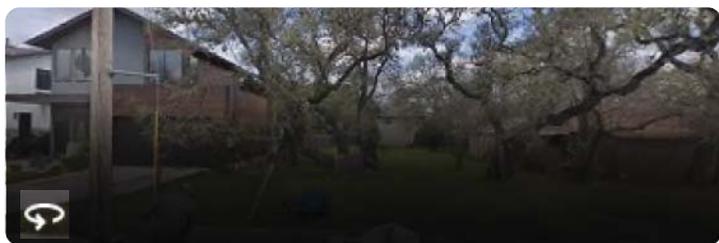
A4.2



Imagery ©2018 Google, Map data ©2018 Google 20 ft



1604 Juliet St
Austin, TX 78704



PUBLIC HEARING INFORMATION

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- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site:

www.austintexas.gov/department/development-services.

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Case Number: C15-2019-0004, 1604 Juliet St.

Contact: Leane Heldenfels, 512-974-2202, leaneheldenfels@austintexas.gov

Public Hearing: Board of Adjustment, February 11, 2019

Jennifer and Kevin Goetz
Your Name (please print)

I am in favor
 I object

1606 Juliet Street Austin TX 78704
Your address(es) affected by this application.

[Signature] 2/6/19
Signature Date

Daytime Telephone: (512) 954-4159

Comments: Per the land development code, a variance shall not be granted if the building design can be ~~revised~~ modified to comply with the code. A variance also shall not be granted just so an amenity can be added to a property. By eliminating the garage apartment, the property owners have said that a variance is not needed. We do not feel this variance is warranted.

Comments must be returned no later than 10am the day of the hearing to be seen by the Board at this hearing and can be sent by:

Mail: City of Austin-Development Services Department/ 1st Floor
Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088

(Note: mailed comments must be postmarked by the Wed prior to the hearing to be received in time for this hearing)

Fax: (512) 974-6305

Email: leaneheldenfels@austintexas.gov

Zilker Neighborhood Association

February 7, 2019

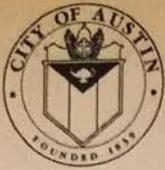
Re: ZNA opposition C15-2019-0004 1604 Juliet Street

Dear Board of Adjustment members:

The Zilker Neighborhood Association is opposed to granting a rear setback variance at 1604 Juliet Street. The applicant stated that the variance would "allow maximum development potential for the lot." Allowing maximum development potential does not meet the Reasonable Use requirement for a variance. There is a difference between reasonable use and maximum development potential. The mere presence of a protected tree does not create a hardship if a reasonable use can be achieved. The owners have not shown that they have been denied reasonable use. In addition, the previous structures have already been demolished, so the project will be all new construction, which must be designed to meet the current code. Variances cannot be granted to solve design issues.

Sincerely,

Dave Piper
President, Zilker Neighborhood Association



NOTICE OF PUBLIC HEARING LAND DEVELOPMENT CODE VARIANCE

Este aviso es para informarle que hemos recibido una solicitud para una varianza dentro de una distancia de 500 pies de su propiedad. Si usted desea recibir información en español, por favor llame al (512) 974-2193.

Mailing Date: January 31, 2019

Case Number: C15-2019-0004

Please be advised that the City of Austin has received an application for a variance from the Land Development Code.

Applicant:	Thomas Conyers, (970) 369-0057
Owner:	Douglas Oldmixon
Address:	1604 JULIET ST

Variance Request(s): The applicant has requested variance(s) to Section 25-2-492 (D) to decrease the minimum rear setback from 10 feet (required) to 5 feet (requested) in order to erect a garage with a second dwelling unit above in an "SF-3", Family Residence zoning district.

This application is scheduled to be heard by the **Board of Adjustment** on **Monday February 11th, 2019**. The meeting will be held at **City Hall**, 1st Floor, 301 West 2nd Street **beginning at 5:30 PM**.

To see where on the agenda/when this item will be heard, on the **Friday prior to the hearing go to the **Board's website** (start at www.austintexas.gov, then click on government, then click on Boards and Commissions, then highlight Board of Adjustment and click on view website, then click on Agendas) and find this hearing agenda/case order there. The Board will vote on postponement and withdraw requests at the beginning of the hearing, as close to 5:30pm possible.*

You are being sent this notice because City Ordinance requires **that all property owners and utility account holders within 500 feet of the proposed development** and affected neighborhood organizations **be notified** when an application is scheduled for a **public hearing**.

You are not required to respond to this notice, however if you have any questions concerning this application, please contact **Leane Heldenfels of the Development Services Department at 512-974-2202 or leane.heldenfels@austintexas.gov** and refer to the Case Number at the top right of this notice.

You may also find information on this case at our website:

<https://www.austintexas.gov/department/development-services>

At this page click on the words Public Search, then input the case number above and click submit. Open the BA case by clicking on the title then scroll down to attachments to find the information submitted.

If you do wish to respond to this notice follow instructions provided on the following page.

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PUBLIC HEARING INFORMATION

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 - appearing and speaking for the record at the public hearing;
- and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
 - is the record owner of property within 500 feet of the subject property or proposed development; or
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Case Number: C15-2019-0004, 1604 Juliet St.
Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, February 11, 2019

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

Your Name (please print) Cathleen Sutherland

801 Garner Ave. Austin 78704

Your address(es) affected by this application

[Signature]
Signature

Feb. 6, 2019
Date

Daytime Telephone: 512.789.0989

Comments: I disagree with this variance request to encroach on the rear set back. Follow the rules. Or get a new architect who can abide by city code.

Comments must be returned no later than 10am the day of the hearing to be seen by the Board at this hearing and can be sent by:

Mail: City of Austin-Development Services Department/ 1st Floor
Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088

(**Note:** mailed comments must be postmarked by the Wed prior to the hearing to be received in time for this hearing)

Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. **All comments received will become part of the public record of this case.**

Case Number: C15-2019-0004, 1604 Juliet St.
Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, February 11, 2019

Your Name (please print)

I am in favor
 I object

Your address(es) affected by this application

Signature

Date

Daytime Telephone: _____

Comments: I oppose the variance because it tampers with the long term infrastructure of our neighborhood and city for the reason of entitling one home while so many of us are held to codes; codes that have a purpose - to sustain our city.

Comments must be returned no later than 10am the day of the hearing to be seen by the Board at this hearing and can be sent by:

Mail: City of Austin-Development Services Department/ 1st Floor
Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088

(Note: mailed comments must be postmarked by the Wed prior to the hearing to be received in time for this hearing)

Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

FORMATION

Expected to attend a public hearing. However, if you do attend, you are invited to speak AGAINST the proposed project in an application affecting...

The commission may postpone or adjourn the hearing, or recommend approval or denial. If the commission announces a postponement, notice will be sent...

Sealed by a person with authority to do so, identified as a person who will appear at the public hearing on an appeal to appeal the decision.

The applicant or record owner indicates an interest to a...

Before the commission or board, identifies the issues of the application and the person listed on a...

At the public hearing;

Within 100 feet of the subject property;

Adjacent to the subject property;

A neighborhood or block organization that has been organized and is within 500 feet of the subject property;

The director of the responsible department. An appeal form may be obtained from the...

City of Austin's land development services.

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Case Number: C15-2019-0004, 1604 Juliet St.
Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, February 11, 2019

Anonymous
Your Name (please print)

I am in favor
 I object

Your address(es) affected by this application

Signature _____ Date _____

Daytime Telephone: _____

Comments: *I oppose the variance because it tampers with the long term infrastructure of our neighborhood and city for the reason of entitling one home while so many of us are held to codes, codes that have a purpose - to sustain our city.*

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Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

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Case Number: C15-2019-0004, 1604 Juliet St.
Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, February 11, 2019

Toni Falbo, Remainderman of Mary Falbo
(Current owner of 1610 Linscomb)
Your Name (please print)

I am in favor
 I object

1610 Linscomb Austin TX 78704
Your address(es) affected by this application

Falbo
Signature

2-10-2019
Date

Daytime Telephone: 512 623-0933

Comments: The variance will result in a decline in property values. The parked car will be visible from nearby properties + from Lincomb Street.

Comments must be returned no later than 10am the day of the hearing to be seen by the Board at this hearing and can be sent by:

Mail: City of Austin-Development Services Department/ 1st Floor
Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088

(Note: mailed comments must be postmarked by the Wed prior to the hearing to be received in time for this hearing)

Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

From: [REDACTED]
Sent: Wednesday, February 06, 2019 7:01 PM
To: Heldenfels, Leane <Leane.Heldenfels@austintexas.gov>
Subject: Case # C15-2019-0004, 1604 Juliet

We had recently sent in an approval of the request for a variance since it did not appear to affect our property line, but since that time, tree workers working on that site have encroached on our side lot, where there is no physical barrier, by parking a large truck and piling tree debris(which was later removed) without permission from either myself or my wife. Our new caveat depends on whether the property owners intend to erect a permanent fence **PRIOR** to construction in anticipation of many more intrusions into our lot during construction activities.

Edward A. Gonzales & Harriet T. Gonzales
owner: 710 Kinney Avenue
Austin, Tx 78704

Please include this the comments during the public hearing.
Note: we received the mailed notice to respond in writing **ON THE VERY LAST DAY THAT THEY COULD BE SENT IN!**

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Case Number: C15-2019-0004, 1604 Juliet St.
Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, February 11, 2019

Patricia Elias
Your Name (please print)

I am in favor
 I object

1606A Linscomb Ave
Your address(es) affected by this application

Patricia Elias
Signature
2/9/19
Date

Daytime Telephone: 512-909-1186

Comments: *I believe the city codes regarding building construction exist for a reason: either environmental protection, safety, etc. It doesn't make sense to why the city gives waivers to their own codes. Until the city codes are updated + agreed upon, I don't support granting waivers since they are most likely ^{not} granted in an inequitable fashion, + too many people are requesting them.*

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Mail: City of Austin-Development Services Department/ 1st Floor
Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088
(Note: mailed comments must be postmarked by the Wed prior to the hearing to be received in time for this hearing)
Fax: (512) 974-6305
Email: leane.heldenfels@austintexas.gov

From: [REDACTED]
Sent: Friday, February 08, 2019 11:55 AM
To: Heldenfels, Leane <Leane.Heldenfels@austintexas.gov>
Cc: [REDACTED]
Subject: C15-2019-0004, 1604 Juliet St. Board of Adjustment Hearing

Dear Leane,
RE: C15-2019-0004, 1604 Juliet St.

I OBJECT.

Name: Joan E. Hughes
Address: 808 Kinney Avenue
Phone: 512 387-1790

Comments: **I OBJECT** to the variance that requests to build a second story building 5 feet from the rear setback.

First, if the CITY supports this, then the CITY should support ALL variance requests. There is a reason we have code and the code needs to be followed.

Second, this variance is not needed to erect a single family home in order for property owners to live in a home. This variance is *elective*, in that it will allow them to erect a second dwelling unit, which is not required for this property owner to have a home. The property owners have already designed a nice roomy single family dwelling on the land that they chose to own (for decades) with its geo-natural layout. There is no VITAL NEED to approve a variance to the current code to allow more dwelling.

Third, speaking as a homeowner, I am cursed with a home (28' to second floor roof and 40' to roofline) that was erected 5 feet from my backyard fence (according to code, due to layouts of our tracts). I would NEVER support the eyesore of a second floor dwelling so near the property line. It removes access to sunlight and view of trees and creates a cave-like environment. Obviously, you can defer to the homeowners who live around 1604 Juliet, but I am saying: it is TERRIBLE to have a second floor dwelling where a backyard should be (and was!) or 5 ft from the fence of another neighbor's property.

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Case Number: C15-2019-0004, 1604 Juliet St.
Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, February 11, 2019

ALAN G LITTLE
Your Name (please print) I am in favor
 I object

1703 Juliet Street
Your address(es) affected by this application

Alan G Little 2/6/19
Signature Date

Daytime Telephone: 512-695-0361

Comments:
It's very disrespectful to the adjacent neighbors to violate the City of Austin building code set-back rules. These rules were creative for a reason. Let's not become Houston, Texas with zero lot lines.

It is improper to encroach on your back neighbors. The owners of 1604 Juliet Street should abide by the same building rules that everyone else has to. I see no reason for a variance to be approved.

In addition, how it is acceptable for a swimming pool to be right on the property line?

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Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088
(Note: mailed comments must be postmarked by the Wed prior to the hearing to be received in time for this hearing)

Fax: (512) 974-6305
Email: leane.heldenfels@austintexas.gov

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- occupies a primary residence that is within 500 feet of the subject property or proposed development;
 - is the record owner of property within 500 feet of the subject property or proposed development; or
 - is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

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Case Number: C15-2019-0004, 1604 Juliet St.
Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, February 11, 2019

Forrest Tyler (Ty) Smith
Your Name (please print) I am in favor
 Object

1708 Juliet Street
Your address(es) affected by this application

[Signature] 2/7/19
Signature Date

Daytime Telephone: 512-784-4931

Comments: The city's 10ft minimum rear setback rule is in place for a reason. I see no compelling reason that any exception should be granted.

Comments must be returned no later than 10am the day of the hearing to be seen by the Board at this hearing and can be sent by:

Mail: City of Austin-Development Services Department/ 1st Floor
Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088
(Note: mailed comments must be postmarked by the Wed prior to the hearing to be received in time for this hearing)
Fax: (512) 974-6305
Email: leane.heldenfels@austintexas.gov



JULIET ST

KINNEY AVE



103923

850274

850275

103920

103921

103922

103914

103913

103912

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103916

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103918

816925

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103900

103902

103895

I support the variance request of Douglas Oldmixon and Jo-Dee Benson for 1604 Juliet St, Austin, TX 78704

Name: Paul Long

Address: 706 Kinney Ave
Austin, TX 78704

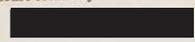
Signature: [Signature]

Date: 2-8-19

For the property address listed above, I am a(n)
 RESIDENT and/or OWNER

By signing this form, I understand that I am declaring my support for the variance being requested.

** Please return by email on or before February 6



I support the variance request of Douglas Oldmixon and Jo-Dee Benson for 1604 Juliet St, Austin, TX 78704

Name: Carlos H. Arce

Address: 1608 Juliet Street
Austin, TX 78704

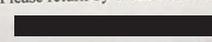
Signature: [Signature]

Date: February 6, 2019

For the property address listed above, I am a(n)
 RESIDENT and OWNER

By signing this form, I understand that I am declaring my support for the variance being requested.

** Please return by email on or before February 6



I support the variance request of Douglas Oldmixon and Jo-Dee Benson for 1604 Juliet St, Austin, TX 78704

Name: Johanna P. Zmud

Address: 1608 Juliet Street
Austin, TX 78704

Signature: [Signature]

Date: February 6, 2019

For the property address listed above, I am a(n)
 RESIDENT and OWNER

By signing this form, I understand that I am declaring my support for the variance being requested.

** Please return by email on or before February 6



I support the variance request of Douglas Oldmixon and Jo-Dee Benson for 1604 Juliet St, Austin, TX 78704

Name: Alan Abdine

Address: 1605 Linscomb Ave
Austin, TX 78704

Signature: [Signature]

Date: 2-3-19

For the property address listed above, I am a(n)
 RESIDENT and/or OWNER

By signing this form, I understand that I am declaring my support for the variance being requested.

I support the variance request of Douglas Oldmixon and Jo-Dee Benson for 1604 Juliet St, Austin, TX 78704 !!

Name: EVAN MINARS 😊

Address: 714 ETHEL ST.
AUSTIN, TX 78704

Signature: [Signature]

Date: 1/24/19

For the property address listed above, I am a(n)
 RESIDENT OWNER

By signing this form, I understand that I am declaring my support for the variance being requested.

* PLEASE RETURN BY MAIL
ON OR BEFORE JAN 25TH

I support the variance request of Douglas Oldmixon and Jo-Dee Benson for 1604 Juliet St, Austin, TX 78704 !!

Name: KAY KEESEE 😊

Address: 1700 LINSCOMB AVE
AUSTIN TX 78704

Signature: [Signature]

Date: 1.20.19

For the property address listed above, I am a(n)
 RESIDENT OWNER

enthusiastic ↑

By signing this form, I understand that I am declaring my support for the variance being requested.

* PLEASE RETURN BY MAIL
ON OR BEFORE JAN 25TH

I support the variance request of Douglas Oldmixon and Jo-Dee Benson for 1604 Juliet St, Austin, TX 78704 !!

Name: LAURIE FRICK 😊

Address: 1411 LINSCOMB AVE
AUSTIN, TX 78704

Signature: [Signature]

Date: Jan 19, 2019

For the property address listed above, I am a(n)
 RESIDENT OWNER

By signing this form, I understand that I am declaring my support for the variance being requested.

* PLEASE RETURN BY MAIL
ON OR BEFORE JAN 25TH

I support the variance request of Douglas Oldmixon and Jo-Dee Benson for 1604 Juliet St, Austin, TX 78704 !!

Name: Travis Haussler 😊

Address: 803 Garner Ave

Signature: [Signature]

Date: 1/21/19

For the property address listed above, I am a(n)
 RESIDENT OWNER

By signing this form, I understand that I am declaring my support for the variance being requested.

* PLEASE RETURN BY MAIL
ON OR BEFORE JAN. 25TH

I support the variance request of Douglas Oldmixon and Jo-Dee Benson for 1604 Juliet St, Austin, TX 78704 !!

Name: Colette Zygmunt

Address: 711 GARLER AVE
AUSTIN, TX 78704

Signature: [Signature]
Date: 1-17-19

For the property address listed above, I am a(n)
 RESIDENT OWNER

By signing this form, I understand that I am declaring my support for the variance being requested.

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ON OR BEFORE JAN 25TH

I support the variance request of Douglas Oldmixon and Jo-Dee Benson for 1604 Juliet St, Austin, TX 78704 !!

Name: Colette Zygmunt

Address: 705 GARLER AVE
AUSTIN, TX 78704

Signature: [Signature]
Date: 1-17-19

For the property address listed above, I am a(n)
 RESIDENT OWNER

By signing this form, I understand that I am declaring my support for the variance being requested.

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I support the variance request of Douglas Oldmixon and Jo-Dee Benson for 1604 Juliet St, Austin, TX 78704 !!

Name: Erica Hockley

Address: 1702 KERR ST
AUSTIN, TX
78704

Signature: [Signature]
Date: 1/21/19

For the property address listed above, I am a(n)
 RESIDENT OWNER

By signing this form, I understand that I am declaring my support for the variance being requested.

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I support the variance request of Douglas Oldmixon and Jo-Dee Benson for 1604 Juliet St, Austin, TX 78704 !!

Name: John Zeuner

Address: 1702 KERR ST.
AUSTIN, TX 78704

Signature: [Signature]
Date: 1/29/2019

For the property address listed above, I am a(n)
 RESIDENT OWNER

By signing this form, I understand that I am declaring my support for the variance being requested.

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I support the variance request of Douglas Oldmixon and Jo-Dee Benson for 1604 Juliet St, Austin, TX 78704 !!

Name: Rebecca S. Lang

Address: 1606 KERR St.
Austin 78704

Signature: [Signature]
Date: 1-23-19

For the property address listed above, I am a(n)
 RESIDENT OWNER

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I support the variance request of Douglas Oldmixon and Jo-Dee Benson for 1604 Juliet St, Austin, TX 78704 !!

Name: Trent + April Smith

Address: 802 Kinney Ave
Austin, TX 78704

Signature: [Signature]
Date: 1-20-18

For the property address listed above, I am a(n)
 RESIDENT OWNER

By signing this form, I understand that I am declaring my support for the variance being requested.

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I support the variance request of Douglas Oldmixon and Jo-Dee Benson for 1604 Juliet St, Austin, TX 78704 !!

Name: Edward A. Gonzalez

Address: 710 Kinney Avenue
AUSTIN, TX 78704

Signature: [Signature]
Date: 1/18/19

For the property address listed above, I am a(n)
 RESIDENT OWNER

By signing this form, I understand that I am declaring my support for the variance being requested.

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I support the variance request of Douglas Oldmixon and Jo-Dee Benson for 1604 Juliet St, Austin, TX 78704 !!

Name: Tracy Picone

Address: 705 Kinney Ave
Austin TX
78704

Signature: [Signature]
Date: 1/23/2018

For the property address listed above, I am a(n)
 RESIDENT OWNER

By signing this form, I understand that I am declaring my support for the variance being requested.

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I support the variance request of Douglas Oldmixon and Jo-Dee Benson for 1604 Juliet St, Austin, TX 78704 !!

Name: Natalie & Chris Amorato

Address: 701 Kinney Ave
Austin, TX 78704

Signature: [Signature]

Date: 1-18-18

For the property address listed above, I am a(n)

RESIDENT OWNER

By signing this form, I understand that I am declaring my support for the variance being requested.

* PLEASE RETURN BY MAIL
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I support the variance request of Douglas Oldmixon and Jo-Dee Benson for 1604 Juliet St, Austin, TX 78704 !!

Name: Lauren & Joel de la Rosa

Address: 613 Kinney Ave
Austin, TX 78704

Signature: [Signature]

Date: 1/23/19

For the property address listed above, I am a(n)

RESIDENT OWNER

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I support the variance request of Douglas Oldmixon and Jo-Dee Benson for 1604 Juliet St, Austin, TX 78704 !!

Name: STEPHEN AND JEN PAN

Address: 1611 JULIET STREET
AUSTIN, TX 78704

Signature: [Signature]

Date: 1/20/2019

For the property address listed above, I am a(n)

RESIDENT OWNER

By signing this form, I understand that I am declaring my support for the variance being requested.

* PLEASE RETURN BY MAIL
ON OR BEFORE JAN 25TH

I support the variance request of Douglas Oldmixon and Jo-Dee Benson for 1604 Juliet St, Austin, TX 78704 !!

Name: Jesse Cannon

Address: 1607 Juliet St

Signature: [Signature]

Date: 1/22/19

For the property address listed above, I am a(n)

RESIDENT OWNER

By signing this form, I understand that I am declaring my support for the variance being requested.

* PLEASE RETURN BY MAIL
ON OR BEFORE JAN 25TH

I support the variance request of Douglas Oldmixon and Jo-Dee Benson for 1604 Juliet St, Austin, TX 78704 !!



Name: Dave Harding

Address: 1607 JULIET ST.
AUSTIN, TX 78704

Signature: DH

Date: 1/22

For the property address listed above, I am a(n)



RESIDENT



OWNER

By signing this form, I understand that I am declaring my support for the variance being requested.

* PLEASE RETURN BY MAIL
ON OR BEFORE JAN 25TH

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. **All comments received will become part of the public record of this case.**

Case Number: C15-2019-0004, 1604 Juliet St.
Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, February 11, 2019

I am in favor
 I object

Amy Constant
Your Name (please print)

1702 Linscomb Ave
Your address(es) affected by this application

A Constant 8 Feb 19
Signature Date

Daytime Telephone: 512-426-7071

Comments:

We are concerned that allowing the variance sets precedence - we believe our codes are there for a reason!
We feel builders are already pushing limits, so we feel codes should be enforced as-is.

Comments must be returned no later than 10am the day of the hearing to be seen by the Board at this hearing and can be sent by:

Mail: City of Austin-Development Services Department/ 1st Floor
Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088
(Note: mailed comments must be postmarked by the Wed prior to the hearing to be received in time for this hearing)

Fax: (512) 974-6305
Email: leane.heldenfels@austintexas.gov

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend.** However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed application. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice will be sent.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact person listed on a notice); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/department/development-services.

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- occupies a primary residence that is within 500 feet of the subject property or proposed development;
 - is the record owner of property within 500 feet of the subject property or proposed development; or
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Case Number: C15-2019-0004, 1604 Juliet St.
Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, February 11, 2019

BEN LIVINGSTON
Your Name (please print) I am in favor I object

1606 Linscomb Ave 78704
Your address(es) affected by this application

[Signature] 2-6-2019
Signature Date

Daytime Telephone: 512 474 9980 CASE# C15-2019-0004

Comments: WE ARE HELD TO INFRASTRUCTURE CODES FOR GOOD REASONS. They keep up the quality of our Neighborhood & city Quality of safety and our Environment. Many of us have done Building Projects and had to adjust our Ambitions to meet codes - it's for the Greater good, what we all have to do. Allowing this one just chips away at what is left of all of these things I mention Above & sets precedence for other Opportunists to get their way.

Comments must be returned no later than 10am the day of the hearing to be seen by the Board at this hearing and can be sent by:

Mail: City of Austin-Development Services Department/ 1st Floor
Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088

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